



**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall, Piemonte Room  
Boston, MA, 02201

**FEBRUARY 13, 2020**

**COMMISSIONERS PRESENT:** *David Berarducci, John Karoff, Susan Goganian, and Lynn Smiledge*

**STAFF PRESENT:** *Mary Cirbus, Preservation Planner*

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**6:00** D. Berarducci called the public hearing to order. He noted the presence of Commissioners D. Berarducci, J. Karoff, S. Goganian, and L. Smiledge.

**I. DESIGN REVIEW HEARING**

**APP # 20.796 FPC**

**34 FARNSWORTH STREET**

Representatives: Erik Lania, Watermark Donut Company; David Horton, Aharonian & Associates  
Proposed Work: Modify the Farnsworth Street ground level façade, add new storefront system and window, and install signage.

Erik Lania (Watermark Donut Company) and David Horton (architect) were the project representatives. The applicants explained that scope of work to the Commissions which includes modifying the existing ground floor to accommodate a new business tenant (Dunkin' Donuts). They also explained that they intend to match the original architectural pier that previously existed at the ground floor. The applicants further explained that the new proposed storefront will provide a direct entrance to the commercial space and that they will plan eventually to refinish the sidewalk.

The Commissioners suggested emulating the original windows, raising the sill and reusing existing brick to create an infill. They also suggested that the new door be a wood paneled door, and removing the lintel. They also discussed potentially recreating the original window and sill.

The Commissioners also discussed the configuration of the proposed door and if the sidelights were appropriate. They suggested that they applicants try to recreate the channeled mullions that are present in the fenestration above, in lieu of the proposed sidelights. Bruce Clifford (CBRE) later commented he believes these mullions are actually flat.

Sara McHammond offered public comment and asked why the applicants cannot use the already-existing entrance from the interior of the building. There was a brief conversation regarding the existing entrance but the applicants maintained that this arrangement is not possible.



The Commissioners moved on to discussing the proposed signage. The blade sign will be replaced in kind using existing armature. The Commissioners requested that the proposed brand lettering be changed from pink and orange to gold and asked if the lettering could be halo-lit. After some discussion they determined that the lettering could be lit from behind. Sara McHammond asked for additional clarification regarding the proposed blade sign. The Commissioners discussed further and determined that a circular blade sign might be more appropriate, even though this change will require additional holes in the mortar joints. The circular sign will be smaller. The Commissioner determined that the normal branding logo and colors will be allowed on the blade sign.

There was no additional public comment.

Finally, the Commissioners determined that they would approve the application with the following provisos:

- That the sill for the new window will be raised and be a tinted concrete or stone material, and that the new window will have a center mullion which emulates the configuration of the existing window adjacent to the existing entrance on Farnsworth Street and its placement on the façade;
- That the new entrance door at the northernmost bay will have the same configuration of the existing door at the southernmost bay, except that the sidelights will consist of profiled metal trim (a depressed channel trim or trim that matches the fenestration above);
- That the transom of the new entrance door will consist of two lights that will align with the bottom half of the existing transom at the southernmost bay;
- That the replacement brick will match the historic brick in terms of color, size, texture, and profile; and that the replacement mortar will match the historic mortar in terms of color, texture, profile, and tooling;
- That the wall sign, will be redesigned to consist of pin-mounted lettering (“Dunkin”), lit from behind with concealed conduits, which will be attached to a raceway that adheres directly to the lintel; that the raceway will be finished to match the color of the lintel; and that the letters will have a gold foil finish;
- That the blade sign will be redesigned to an unlit circular blade sign (which may contain the orange and pink branding) that will be the same size as other circular blade signs on Farnsworth Street; and
- That any masonry holes as a result of the proposed work be patched.

**D. Berarducci motioned to approve the application with the aforementioned provisos. L. Smiledge seconded the motion. The vote was. The vote was 4-0 (DB, JK, SG, LS).**

## II. RATIFICATION OF 1/9/2020 PUBLIC HEARING MINUTES

**S. Goganian motioned to accept the minutes. J. Karoff seconded the motion. The vote was 4-0 (DB, JK, SG, LS).**



City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

**III. ADJOURNMENT – 7:11 PM**

**J. Karoff motioned to adjourn the hearing. S. Goganian seconded the motion. The vote was 4-0 (DB, JK, SG, LS).**